

# May 2003

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 <b>Planning Commission Meeting</b>  View Agenda  View Speakers List*	2	3
4	5 <b>Board of Supervisors Meeting</b>	6	7 <b>Planning Commission Meeting</b>  View Agenda  View Speakers List*	8	9	10
11	12	13	14	15 <b>Planning Commission Meeting</b>  <b>MEETING CANCELLED</b>  View Agenda	16	17
18	19 <b>Board of Supervisors Meeting</b>	20	21 <b>Planning Commission Meeting</b>  View Agenda  View Speakers List*	22 <b>Planning Commission Meeting</b>  <b>MEETING CANCELLED</b>  View Agenda	23	24
25	26 <b>County Holiday</b>	27	28	29 <b>Planning Commission Meeting</b>  View Agenda  View Speakers List*	30	31
<b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b>						

**All Planning Commission Meetings for the month of May will begin at 8:15 pm.**

**Click on the desired  
View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30 pm  
on each individual meeting date.)**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 1, 2003**

*Posted: 1/2/03*  
*Revised: 5/6/03*

<u><b>KEY</b></u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Zoning Ordinance Amendment (ADU/Mid-rise) (P/H on 4/10/03)		D. Pesto	D/O to 5/7/03
Subdivision Ordinance Amendment (Illegal Lots - Part 2) (P/H on 4/24/03)		J. Friedman	Rec. Approval of Option 1

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA-93-D-018-2 (Moved from 1/16/03)	Theodore B. Simpson	M. Godfrey	D/O to 5/21/03
Zoning Ordinance Amendment (Outdoor Lighting Standards)		J. Reale	D/O to 6/11/03
SE-2002-DR-036 (Moved from 3/12/03)	Daleview Nursery & Maison Et Jardin	D. Thomas	P/H to 6/18/03
RZ-2002-HM-041 (Moved from 4/24/03)	Ridge Road Development LLC	C. Belgin	D/O to 5/21/03
SE-2002-SP-025 (Deferred from 4/2/03)	Fair Oaks Child Development Center	D. Thomas	D/O to 5/7/03

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ-2002-SU-034 & SE-2002-SU-039 (Moved from 4/2/03)	Dennis O. & Karen M. Hogge	D. Thomas	P/H to Indefinite
SEA-78-D-098-3, PCA-83-D-050, & SE-01-D-032 (Moved from 4/3/03)	McLean Bible Church Trustees	M. Godfrey	P/H to 6/12/03 (Admin. Moved)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, May 1, 2003**

*Posted: 4/23/03*  
*Finalized: 5/2/03*

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Countywide**

**ZONING ORDINANCE AMENDMENT (OUTDOOR LIGHTING STANDARDS)** - To amend to Chapter 112 of the Zoning Ordinance as follows: Comprehensive revision to replace the existing glare standards with several new outdoor lighting standards, which may include, among other things, limitations on lighting within parking structures, and the addition of a new \$500 application fee for photometric plans or sports illumination plans when such plans are not submitted as part of a required site plan submission. Because this is a comprehensive revision, the amendment which may ultimately be adopted by the Board of Supervisors may include provisions other than those set forth in the staff report, and consequently, interested persons are encouraged to attend the public hearings on this proposed amendment.

**SUBDIVISION ORDINANCE AMENDMENTS (ILLEGAL LOTS)** - To amend Chapter 101 (Subdivision Ordinance) of the *Code of the County of Fairfax* to address issues related to the validation, without the requirement of approval of a plat, of lots that were not legally created after August 31, 1947. Two different options are proposed. (DECISION ONLY)

**Dranesville District**

**SEA-93-D-018-2 - THEODORE B. SIMPSON, PRES., SPRINGHILL SERVICE, INC.** - Appl. under Sects. 4-504 of the Zoning Ordinance to amend SE-93-D-018 previously approved for a service station to permit the addition of a car wash. Located at 8124 Old Dominion Dr. on approx. 38,138 sq. ft. of land zoned C-5. Tax Map 20-4 ((1)) 1 and 3.

**Hunter Mill District**

**RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT LLC** - Appl. to rezone from R-1 to R-3 to permit residential cluster development at a density of 2.23 dwelling units per acre (du/ac) and to permit modifications to the open space requirements pursuant to Sect. 9-612 and waiver of minimum district size pursuant to Sect. 9-610. Located on the S. side of Ridge La., approx. 300 ft. W. of its intersection with Sunny Creek Ct. on approx. 2.24 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((4)) 7 and 8.

**Springfield District**

**SE-2002-SP-025 - FAIR OAKS CHILD DEVELOPMENT CENTER, LLC** - Appl. under Sect. 3-104 of the Zoning Ordinance for additional land area and to permit a child care center. Located at 12001 Lee Hwy. on approx. 2.28 ac. of land zoned R-1 and WS. Tax Map 56-1 ((7)) 7 and 56-3 ((2)) 61.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 1, 2003**

**DECISION:** SUBDIVISION ORDINANCE AMENDMENTS (Illegal Lots) (P/H on 4/24/03)

**DEFERRALS :** SE-2002-DR-036 - DALEVIEW NURSERY & MAISON ET JARDIN - P/H to 6/18/03  
ZONING ORDINANCE AMENDMENT (ADU Program) (P/H on 4/10/03) - D/O to 5/7/03

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SEA-93-D-018-2 - THEODORE B. SIMPSON, PRESIDENT, SPRINGHILL SERVICE, INC.

- |                                                                                                                 |                                                                      |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. John Nugent<br>Board of Directors<br>McLean Country Estates HOA<br>1027 Northwoods Trail<br>McLean, VA 22102 | 5. Sunil Kapoor<br>8200 Brandywine Drive<br>Vienna, VA 22182         |
| 2. Beshiou Tseng<br>1025 Northwoods Trail<br>McLean, VA 22102                                                   | 6. Lynn Fuechsel<br>1017 Northwood Trail<br>McLean, VA 22102         |
| 3. Ali Gharai<br>8130 & 8146 Old Dominion Drive<br>McLean, VA 22102                                             | 7. Dr. M. R. Hamzpour<br>8138 Old Dominion Drive<br>McLean, VA 22102 |
| 4. Adrienne Whyte<br>McLean Citizens Association<br>6704 West Falls Way<br>Falls Church, VA 22046               |                                                                      |

SE-2002-SP-025 - FAIR OAKS CHILD DEVELOPMENT CENTER

1. Lucy Edwards  
4700 Spruce Avenue  
Fairfax, VA 22030

RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT LLC

- |                                                                                                |                                                                |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1. Robert Ehinger<br>Foxstone Community Association<br>1849 Foxstone Drive<br>Vienna, VA 22182 | 4. Michael Shiohama<br>1845 Foxstone Drive<br>Vienna, VA 22182 |
| 2. Jean Okano<br>1856 Foxstone Drive<br>Vienna, VA 22182                                       | 5. Richard Monson<br>1846 Foxstone Drive<br>Vienna, VA 22182   |
| 3. James Goodnight<br>1847 Foxstone Drive<br>Vienna, VA 22182                                  | 6. Al Ulvog<br>1858 Foxstone Drive<br>Vienna, VA 22182         |

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 1, 2003**

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- |                                                            |                                                                   |
|------------------------------------------------------------|-------------------------------------------------------------------|
| 7. Martha Miles<br>1843 Foxstone Drive<br>Vienna, VA 22182 | 9. Gerald Kainz<br>370 Ocean Oaks Drive<br>Indianapolis, IN 46203 |
| 8. Victor Tyler<br>1805 Sunny Creek<br>Vienna, VA 22182    | 10. Jerold Jurentkuff<br>1841 Foxstone Drive<br>Vienna, VA 22182  |

**ZONING ORDINANCE AMENDMENT (OUTDOOR LIGHTING STANDARDS) (Wilson)**

1. William Burton  
Hunter Mill District  
Outdoor Lighting Task Force  
2034 Golf Course Drive  
Reston, VA 20191-3819
2. Bob Parks  
Virginia Outdoor Lighting Taskforce  
3612 Lakota Road  
Alexandria, Virginia 22303-1018
3. Donald Baynes  
8301 Harland Drive  
Springfield, VA, 22152
4. Frank Crandall  
EQAC  
900 Turkey Run Road  
McLean, VA 22101
5. Amy Tozzi  
Regency & Encore at McLean  
1800 Old Meadow Road, Unit 1501  
McLean, VA 22102
6. Frank Ojeda  
Rock Hill Civic Association  
5280 Chandley Farm Circle  
Centreville, VA 20120
7. Christopher Walker  
Walker and Company
8. Thomas D. Fluery  
West\*Group
9. Bob Flynn, Esquire  
Northern Virginia Chapter  
National Assn. of Industrial Office Properties
10. Greg Terry  
Associated Builders and Contractors

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Wednesday, May 7, 2003

Posted: 2/12/03  
Finalized: 5/7/03

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-PR-031 (P/H on 4/3/03)	Ernesto Castro	M. Stanfield	D/O to 6/19/03
S02-II-VI (Providence) (Deferred from 4/24/03)	Out-of-Turn Plan Amendment	C. Johnson	Rec. Approval
RZ-2002-SU-039 FDP-2002-SU-039 (P/H on 4/30/03)	OMR, LLC	F. Burnszynski	Rec. Approval Approved
Chesapeake Bay Ordinance Amendments (PFM, Subdivision Ordinance, Zoning Ordinance & Chap. 104 Amends.) (P/H on 4/30/03)		J. Friedman	Rec. Approval as Amended
SE-2002-SP-025 (P/H on 5/1/03)	Fair Oaks Child Development Center	D. Thomas	Rec. Approval
Zoning Ordinance Amendment (ADU/Mid-rise) (Deferred from 5/1/03)		D. Pesto	Rec. Approval

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-MA-045 & SEA-84-M-069 & FS-M03-9	Oak Street Builders, LLC	T. Swagler	Rec. Approval  Approved
2232-H03-6	Sprint	D. Jillson	Approved
SEA-96-Y-011 (Formerly SE-2002-SU-047) (Moved from 4/23/03)	Ogelthorpe Limited Partnership	F. Burnszynski	D/O to 5/21/03
SE-2002-HM-041 (Deferred from 4/10/03)	Greater Atlantic Bank	T. Swagler	Rec. Approval
RZ/FDP-2002-PR-025 (Moved from 4/30/03)	DSF/Long Metro	W. Mayland	P/H to 6/19/03

#### ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-86-S-071-3 & FDPA-86-S-071-4 (Sully)	Trinity Centre Three LLC Trinity Lake LLC	T. Swagler	P/H to 5/29/03 (Admin. Moved)
RZ/FDP-2002-HM-043 & SE-2002-HM-046 &	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co	W. Mayland	P/H to 9/10/03
RZ-2002-HM-044 & SEA-89-C-027-9 & PCA-88-C-091-8 & PCA-88-C-039-8	Columbia Regency Retail Partners	K. Shields	P/H to 5/21/03 (Admin. Moved)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 7, 2003**

*Posted: 4/23/03*  
*Finalized: 5/8/03*

- 7:30 p.m.** The Planning Commission's Environment and Transportation Committees met in the Board Conference Room to discuss air quality issues.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Countywide**

**CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL), CHAPTER 112 (ZONING ORDINANCE), AND CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE), AND THE PUBLIC FACILITIES MANUAL** - To consider amendments necessary to align existing ordinances and the Public Facilities Manual with changes to the Chesapeake Bay Preservation Area Designation and Management Regulations (9 VAC 10-20 et seq.). The amendments propose changes to the requirement for designation of certain areas as Resource Protection Areas (RPAs) that will result in an expansion of areas so designated, changes to the performance criteria for development and redevelopment in Resource Protection Areas and Resource Management Areas; changes in the information to be provided with plans of development; and changes to the procedures and criteria for the granting of exceptions to the requirements of the Chesapeake Bay Preservation Ordinance. For some of the amendments two options are proposed. The amendments also propose changes to fees, which are charged under Chapters 101, 104 and 112 of the County Code to review Chesapeake Bay Preservation Ordinance exceptions for plats and plans. The authority for the imposition of fees in Chapter 101 derives from Virginia Code Section 15.2-2241.9; the authority for the imposition of fees in Chapter 104 derives from Virginia Code Section 10.1-562(I) and the authority for the imposition of fees in Chapter 112 derives from Virginia Code Section 15.2-2286.A.6. The proposed amendments to Chapters 101, 104, and 112 would imposed the following fees: 1) Additional fee of \$100-\$250 in Chapters 101, 104, and 112 for exception requests requiring a public hearing to cover costs associated with the hearings; 2) elimination of the exemption in Chapter 101 from the payment of the \$500 fee for review of exception requests submitted pursuant to Section 118-6-9 of the Chesapeake Bay Preservation Ordinance; 3) elimination of the exemption in Chapter 112 from the payment of the \$500 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance; and, 4) elimination of the exemption in Chapter 104 from the payment of the \$115 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance. **(DECISION ONLY.)**

**ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM)** - Appl. to amend Chap. 112 as follows: Revisions to the Affordable Dwelling Unit Program provisions for mid-rise multiple family dwellings. **(DECISION ONLY.)**

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Wednesday, May 7, 2003**

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## **Hunter Mill District**

**SE-2002-HM-041 - GREATER ATLANTIC BANK** - Appl. under Sect. 5-304 of the Zoning Ordinance to permit a drive in bank. Located at 10700 Parkridge Blvd. on approx. 7.64 ac. of land zoned I-3. Tax Map 18-3 ((1)) 7D and 27-1 ((1)) 10E and 13.

**2232-H03-6 - SPRINT PCS** - Appl. to construct a telecommunications facility with a 100-ft. tall monopole and equipment cabinets at Frying Pan Park, located at 2709 West Ox Rd., Herndon. The proposed monopole will consist of a single pole and internal antennas. Tax Map 25-1 ((1)) 9.

## **Mason District**

**RZ-2002-MA-045 - OAK STREET BUILDERS, LLC** - Appl. to rezone from R-2 and HC to R-8 and HC to permit residential development at a density of 7.34 dwelling units per acre (du/ac). Located on the S. side of Little River Tnpk., approx. 500 ft. E. of Willow Run Dr. on approx. 3.81 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 71-2 ((1)) 42 pt. (Concurrent with SEA-84-M-069.)

**SEA-84-M-069 - OAK STREET BUILDERS, LLC** - Appl. under Sects. 3-204 of the Zoning Ordinance to amend SE-84-M-069 previously approved for electric substation to permit reduction in land area and site modifications. Located at 6631 and 6637 Little River Tnpk. on approx. 7.16 ac. of land zoned R-2 and HC. Tax Map 71-2 ((1)) 42 and 43. (Concurrent with RZ/FDP-2002-MA-045.)

## **Providence District**

**S02-II-V1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 3 ac. generally located N. of the Vienna Oaks subdivision and S.E. of the Flint Hill Rd. and Chain Bridge Rd. intersection (Tax Map 38-3((1)) 28 and 38-3((1)) 32). The area is planned for residential use at 3-4 dwelling units per acre. The Plan Amendment will consider the addition of Plan guidance indicating that infill development should not provide vehicular access from Route 123 to Whitecedar Ct. **(DECISION ONLY.)**

## **Springfield District**

**SE-2002-SP-025 - FAIR OAKS CHILD DEVELOPMENT CENTER, LLC** - Appl. under Sect. 3-104 of the Zoning Ordinance for additional land area and to permit a child care center. Located at 12001 Lee Hwy. on approx. 2.28 ac. of land zoned R-1 and WS. Tax Map 56-1 ((7)) 7 and 56-3 ((2)) 61. **(DECISION ONLY.)**



# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Wednesday, May 7, 2003**

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## **Sully District**

**SEA-96-Y-011 - OGELTHORPE LIMITED PARTNERSHIP** - Appl. under Sect. 5-304 of the Zoning Ordinance to permit the expansion of a previously approved wholesale trade establishment. Located at 15001 Northridge Dr. on approx. 9.47 ac. of land zoned I-3, WS and AN. Tax Map 43-2 ((2)) pt. 9B, pt. 17 and pt. 29D.

**RZ-2002-SU-039/FDP 2002-SU-039 - OMR, LLC** - Appls. to rezone from R-1 and WS to PDH-3 and WS to permit residential development at a density of 1.98 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and to permit a waiver of the open space requirements. Located on the N. side of Mount Olive Rd., approx. 800 ft. W. of its intersection with Old Mill Rd. on approx. 11.65 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 65-1 ((1)) 22, 27, 27A, 28 and 32. **(DECISION ONLY.)**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 7, 2003**

**DEFERRALS:** RZ-2002-PR-025/FDP-2002-PR-025 - DSF/LONG METRO LLC - P/H to 6/19/03  
RZ-2002-PR-031 - ERNESTO & NILA CASTRO (P/H held on 4/3/03)-D/O to 6/19/03

**DECISIONS:** ZONING ORDINANCE AMENDMENT (ADU Program) (P/H on 4/10/03)  
S02-II-V1 - OUT OF TURN PLAN AMENDMENT (Prov.) (P/H on 4/10/03)  
CHESAPEAKE BAY AMENDMENTS (P/H on 4/30/03)  
RZ/FDP-2002-SU-039 - OMR, LLC (P/H on 4/30/03)  
SE-2002-SP-025 - FAIR OAKS CHILD DEVELOPMENT CENTER (P/H on 5/1/03)

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SE-2002-HM-041 - GREATER ATLANTIC BANK

NO SPEAKERS

2232-H03-6 - SPRINT PCS

NO SPEAKERS

RZ-2002-MA-045 - OAK STREET BUILDERS, LLC  
SEA-84-M-069 - OAK STREET BUILDERS, LLC  
**(with FS-M03-9)**

NO SPEAKERS

SEA-96-Y-011 - OGELTHORPE LIMITED PARTNERSHIP

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, May 15, 2003**

*Posted: 2/5/03  
Finalized: 5/14/03*

<u><b>KEY</b></u> P/H – Public Hearing D/O – Decision Only
------------------------------------------------------------------

**DUE TO NUMEROUS CASE DEFERRALS,  
THE PLANNING COMMISSION MEETING  
SCHEDULED FOR MAY 15, 2003,  
HAS BEEN CANCELLED.**

**All items previously scheduled for public hearing and/or decision  
by the Planning Commission on May 15, 2003,  
have been rescheduled as indicated below.**

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA-1998-LE-048-2 & FDPA-1998-LE-048-1-2 (Moved from 3/6/03)	MPW LLC	P. Braham	P/H to 5/29/03 (Admin. Moved)
RZ/FDP-2002-PR-047	WL Homes LLC D/B/A John Laing Homes-Washington	C. Belgin	P/H to 7/10/03 (Admin. Moved)
Zoning Ordinance Amendment (Portable Signs) (Moved from 4/2/03)		D. Kinney	P/H to 6/19/03 (Admin. Moved)
RZ-2003-BR-003	Landmark Property Development, LLC	D. Thomas	P/H to 6/18/03 (Admin. Moved)
RZ-2002-PR-038 (Moved from 4/3/03)	Clover Tysons Limited Partnership	C. Belgin	P/H to 6/25/03 (Admin. Moved)
RZ-2002-SU-034 & SE-2002-SU-039 (Moved from 5/1/03)	Dennis O. & Karen M. Hogge	D. Thomas	P/H to 6/25/03 (Admin. Moved)
SEA-94-M-047 (Moved from 2/19/03)	Saul Subsidiary I	T. Swagler	P/H to 5/21/03 (Admin. Moved)
RZ/FDP-2002-MV-046	Pulte Home Corporation	P. Braham	P/H to 5/29/03 (Admin. Moved)

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Wednesday, May 21, 2003

Posted: 2/12/03  
Finalized: 5/29/03

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
0523-SD-01	Catton Woods		Approved

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-HM-041 (P/H on 5/1/03)	Ridge Road Development LLC	C. Belgin	D/O to 5/29/03
SEA-93-D-018-2 (P/H on 5/1/03)	Theodore B. Simpson	M. Godfrey	Rec. Denial
SEA-96-Y-011 (Formerly SE-2002-SU-047) (P/H on 5/7/03)	Ogelthorpe Limited Partnership	F. Burnszynski	Rec. Approval

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2003-MV-002	Crosspointe (E and A) LLC	K. Shields	Rec. Approval
PCA-76-M-007	6245 Leesburg Pike LLC	T. Swagler	Rec. Approval
SEA-85-M-086	Radley Acura	T. Swagler	P/H to 6/26/03
RZ-2002-HM-044 & SEA-89-C-027-9 & PCA-88-C-091-8 & PCA-88-C-039-8 (Moved from 5/7/03)	Columbia Regency Retail Partners	K. Shields	D/O to 5/29/03
SEA-94-M-047 (Moved from 5/15/03)	Saul Subsidiary I	T. Swagler	P/H to 6/11/03

#### ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2003-SP-003	GFS Realty, Inc.	F. Burnszynski	P/H to 6/11/03 (Admin. Moved)
S03-II-F1 (Providence District)	Out-of-Turn Plan Amendment	C. Quintero-Johnson	P/H to 5/29/03 (Admin. Moved)
SEA-85-D-097-4	Potomac School	M. Godfrey	P/H to 6/12/03 (Admin. Moved)
RZ-2003-LE-001 & SEA-85-L-001-2	Calvary Road Baptist Church	L. Shulenberger	P/H to 7/10/03 (Admin. Moved)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, May 21, 2003**

*Posted: 5/14/03*  
*Finalized: 5/22/03*

**7:00 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to discuss stormwater issues and the land use application processing timeline.

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Dranesville District**

**SEA-93-D-018-2 - THEODORE B. SIMPSON, PRES., SPRINGHILL SERVICE, INC. -** Appl. under Sects. 4-504 of the Zoning Ordinance to amend SE-93-D-018 previously approved for a service station to permit the addition of a car wash. Located at 8124 Old Dominion Dr. on approx. 38,138 sq. ft. of land zoned C-5. Tax Map 20-4 ((1)) 1 and 3. **(DECISION ONLY.)**

**Hunter Mill District**

**RZ-2002-HM-044 - COLUMBIA REGENCY RETAIL PARTNERS, LLC -** Appl. to rezone from I-4 to C-6 to permit commercial uses with an overall Floor Area Ratio (FAR) of 0.25 and a waiver of the minimum district size requirement. Located in the S.E. quadrant of the intersection of Sunrise Valley Dr. and Fox Mill Rd. (Village Center at Dulles) on approx. 6,706 sq. ft. of land. Comp. Plan Rec: Mixed use. Tax Map 16-3: consisting of an abandoned portion of Fox Mill Rd. adjacent to Village Center at Dulles. (Concurrent with SEA-89-C-027-9, PCA-88-C-091-8 and PCA-88-C-039-8.)

**PCA-88-C-091-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC -** Appl. to amend the proffers for RZ 88-C-091 previously approved for a shopping center with an overall Floor Area Ratio (FAR) of 0.25 to permit site modifications, including the addition of a drive-in bank. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley Dr. on approx. 26.94 ac. of land zoned C-6. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 15B pt. (Concurrent with PCA-88-C-039-8, RZ-2002-HM-044 and SEA-89-C-027-9.)

**PCA-88-C-039-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC -** Appl. to amend the proffers for RZ-88-C-039 previously approved for a shopping center with an overall Floor Area Ratio (FAR) of 0.25 to permit site modifications, including the addition of a drive-in bank. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley Dr. on approx. 1.53 ac. of land zoned C-6. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 15B pt. (Concurrent with PCA-88-C-091-8, RZ-2002-HM-044 and SEA-89-C-027-9.)

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Wednesday, May 21, 2003**

**Page 2**

## **Hunter Mill District (cont.)**

**SEA-89-C-027-9 - COLUMBIA REGENCY RETAIL PARTNERS, LLC** - Appl. under Sects. 4-604, 9-505, 9-506 and 9-607 of the Zoning Ordinance to amend SE-89-C-027 previously approved for a vehicle light service establishment, commercial recreation restaurant, car wash and increase in building height to permit a drive-in bank, increase in land area, modifications of development conditions and site modifications. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley/Fox Mill on approx. 25.45 ac. of land zoned C-6. Tax Map 16-3 ((1)) 15B pt. and an abandoned portion of Fox Mill Rd. adjacent to Village Center at Dulles. (Concurrent with RZ-2002-HM-044, PCA-88-C-091-8 and PCA-88-C-039-8.)

## **Mason District**

**PCA-76-M-007 - 6245 LEESBURG PIKE, L.L.C.** - Appl. to amend the proffers for RZ-76-M-007 previously approved for office use to reduce parking (enclose parking structure to permit additional office) within the approved Floor Area Ratio (FAR) of 0.67. Located on the S. side of Leesburg Pi. on approx. 3.41 ac. of land zoned C-3, CRD, HC and SC. Comp. Plan Rec: Office. Tax Map 51-3 ((1)) 30, 31; 51-3 ((13)) 5, 10 and 11.

## **Mt. Vernon District**

**SE-2003-MV-002 - CROSSPOINTE (E&A), LLC** - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a child care center. Located at 9005 Ox Rd. on approx. 40,865 sq. ft. of land zoned C-6. Tax Map 106-2 ((1)) 9 pt. and 106-2 ((7)) 4 pt. and 5 pt. MT. VERNON DISTRICT.

## **Sully District**

**SEA-96-Y-011 - OGELTHORPE LIMITED PARTNERSHIP** - Appl. under Sect. 5-304 of the Zoning Ordinance to permit the expansion of a previously approved wholesale trade establishment. Located at 15001 Northridge Dr. on approx. 9.47 ac. of land zoned I-3, WS and AN. Tax Map 43-2 ((2)) pt. 9B, pt. 17 and pt. 29D. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, May 21, 2003**

**DEFERRALS:** SEA-94-M-047 - SAUL SUBSIDIARY I LP - P/H to 6/11/03  
SEA-85-M-086 - RADLEY AUTOMOBILES, INC. - P/H to 6/26/03  
RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT (P/H on 5/1/03) - D/O to 5/29/03

**DECISIONS:** SEA-93-D-018-2 - THEODORE SIMPSON/SPRINGHILL SERVICE (P/H on 5/1/03)  
SEA-96-Y-011 - OGLETHORP LIMITED PARTNERSHIP (P/H on 5/7/03)

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RZ-2002-HM-044 - COLUMBIA REGENCY RETAIL PARTNERS, LLC  
PCA-88-C-091-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC  
PCA-88-C-039-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC  
SEA-89-C-027-9 - COLUMBIA REGENCY RETAIL PARTNERS, LLC

1. Kwok Man "Charles" Hui  
2484 Angeline Drive, Unit 303  
Herndon, VA 20171

PCA-76-M-007 - 6245 LEESBURG PIKE, LLC

1. Don McIlvaine  
Mark Building Associates  
6231 Leeburg Pike  
Falls Church, VA 22044

SE-2003-MV-002 - CROSSPOINTE E&A LLC

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, May 22, 2003**

*Posted: 3/6/03  
Finalized: 5/7/03*

<u><b>KEY</b></u> <b>P/H – Public Hearing</b> <b>D/O – Decision Only</b>
--------------------------------------------------------------------------------

**DUE TO THE FOLLOWING CASE DEFERRAL,  
THE PLANNING COMMISSION MEETING SCHEDULED FOR  
THURSDAY, MAY 22, 2003, HAS BEEN CANCELLED.**

**The item previously scheduled for public hearing  
by the Planning Commission on May 22, 2003,  
has been rescheduled as indicated below.**

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S02-II-V2 (Providence)	Out-of-Turn Plan Amendment	C. Fuhrman-Schultz	P/H to 6/19/03



**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, May 29, 2003**

Posted: 1/8/03  
Finalized: 5/30/03

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
-----------------------------------------------------------

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ-2002-HM-041 (Moved from 5/21/03)	Ridge Road Development LLC	C. Belgin	D/O to 6/12/03
RZ-2002-HM-044 & SEA-89-C-027-9 & PCA-88-C-091-8 & PCA-88-C-039-8 (P/H on 5/21/03)	Columbia Regency Retail Partners	K. Shields	Rec. Approval

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA-97-V-033	Mount Vernon Country Club	C. Belgin	D/O to 6/12/03
PCA-1998-LE-048-2 & FDPA-1998-LE-048-1-2 (Moved from 5/15/03)	MPW LLC	P. Braham	P/H to 7/24/03
PCA-84-P-002-3 FDPA-84-P-002-3 (Moved from 4/23/03)	Penderbrook Community Association	F. Burnszynski	Rec. Approval Approved
S03-II-F1 (Providence District) (Moved from 5/21/03)	Out-of-Turn Plan Amendment	C. Quintero-Johnson	D/O to 6/26/03
RZ/FDP-2002-MV-046 (Moved from 5/15/03)	Pulte Home Corporation	P. Braham	D/O to 6/12/03

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Public Facilities Manual Amendment (DOT Infill Items)		J. Leavitt	P/H to 7/9/03 (Admin. Moved)
RZ-2002-PR-036 (Moved from 4/24/03)	Ralph & Nancy Shirley	M. Godfrey	Deferred Indefinitely (Admin. Moved)
PCA-86-S-071-3 & FDPA-86-S-071-4 (Sully) (Moved from 5/7/03)	Trinity Centre Three LLC Trinity Lake LLC	T. Swagler	P/H to 6/11/03 (Admin. Moved)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, May 29, 2003**

*Posted: 5/14/03*  
*Finalized: 5/30/03*

- 7:00 p.m.** The Planning Commission's **Parks Committee** met in the Board Conference Room to discuss the recent needs assessment survey.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission matters were discussed before the public hearings began.

**Hunter Mill District**

**RZ-2002-HM-044 - COLUMBIA REGENCY RETAIL PARTNERS, LLC** - Appl. to rezone from I-4 to C-6 to permit commercial uses with an overall Floor Area Ratio (FAR) of 0.25 and a waiver of the minimum district size requirement. Located in the S.E. quadrant of the intersection of Sunrise Valley Dr. and Fox Mill Rd. (Village Center at Dulles) on approx. 6,706 sq. ft. of land. Comp. Plan Rec: Mixed use. Tax Map 16-3: consisting of an abandoned portion of Fox Mill Rd. adjacent to Village Center at Dulles. (Concurrent with SEA-89-C-027-9, PCA-88-C-091-8 and PCA-88-C-039-8.) **(DECISION ONLY)**

**PCA-88-C-091-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC** - Appl. to amend the proffers for RZ 88-C-091 previously approved for a shopping center with an overall Floor Area Ratio (FAR) of 0.25 to permit site modifications, including the addition of a drive-in bank. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley Dr. on approx. 26.94 ac. of land zoned C-6. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 15B pt. (Concurrent with PCA-88-C-039-8, RZ-2002-HM-044 and SEA-89-C-027-9.) **(DECISION ONLY)**

**PCA-88-C-039-8 - COLUMBIA REGENCY RETAIL PARTNERS, LLC** - Appl. to amend the proffers for RZ-88-C-039 previously approved for a shopping center with an overall Floor Area Ratio (FAR) of 0.25 to permit site modifications, including the addition of a drive-in bank. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley Dr. on approx. 1.53 ac. of land zoned C-6. Comp. Plan Rec: Mixed use. Tax Map 16-3 ((1)) 15B pt. (Concurrent with PCA-88-C-091-8, RZ-2002-HM-044 and SEA-89-C-027-9.) **(DECISION ONLY)**

**SEA-89-C-027-9 - COLUMBIA REGENCY RETAIL PARTNERS, LLC** - Appl. under Sects. 4-604, 9-505, 9-506 and 9-607 of the Zoning Ordinance to amend SE-89-C-027 previously approved for a vehicle light service establishment, commercial recreation restaurant, car wash and increase in building height to permit a drive-in bank, increase in land area, modifications of development conditions and site modifications. Located in the S.E. quadrant of the intersection of Centreville Rd. and Sunrise Valley/Fox Mill on approx. 25.45 ac. of land zoned C-6. Tax Map 16-3 ((1)) 15B pt. and an abandoned portion of Fox Mill Rd. adjacent to Village Center at Dulles. (Concurrent with RZ-2002-HM-044, PCA-88-C-091-8 and PCA-88-C-039-8.) **(DECISION ONLY)**

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Thursday, May 29, 2003**

**Page 2**

## **Mount Vernon District**

**SEA-97-V-033 - MOUNT VERNON COUNTRY CLUB** - Appl. under Sects. 2-904 and 3-204 of the Zoning Ordinance to amend SE-97-V-033 previously approved for uses in a floodplain to permit the existing golf course and country club, building additions and site modifications. Located at 5111 Old Mill Rd. on approx. 127.73 ac. of land zoned R-2 and HD. Tax Map 110-1 ((1)) 3, 4, 13 and 13A.

**RZ-2002-MV-046/FDP 2002-MV-046 - PULTE HOME CORPORATION** - Appls. to rezone from R-1 and C-8 to PDH-12 to permit residential development at a density of 8.39 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Plaskett La., approx. 250 ft. E. of Silverbrook Rd. on approx. 4.88 ac. of land. Comp. Plan Rec: 8-12 du/ac and 16-20 du/ac. Tax Map 107-2 ((1)) 33; 107-4 ((1)) 3 and 4A.

## **Providence District**

**PCA-84-P-002-3/FDPA-84-P-002-3 - PENDERBROOK COMMUNITY ASSOCIATION, NC.** - Appls. to modify the proffers and the final development plan for RZ-84-P-002 for existing residential development to permit expansion of the community recreation facility with no change in density. Located at the E. terminus of Penderbrook Dr. on approx. 8.75 ac. of land zoned PDH-8. Comp. Plan Rec: Fairfax Center Area at 5-8 du/ac. Tax Map 46-3 ((1)) 75 pt. and 77.

**S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan concerning Sub-units L2, L3 and L4 of the Merrifield Suburban Center, approximately 18 ac. generally located southwest of the Arlington Blvd. and Williams Dr. intersection. Sub-unit L2, the Elks Lodge (parcel 49-3((1))101A) is planned for institutional use up to a .15 FAR and parcels 49-3((1))104B & 135 are planned for office use up to a .5 FAR and have an option for office use up to a .6 FAR with consolidation. Sub-unit L-3 (parcels 49-3((9))7A & 11A) is planned for office use up to a .7 FAR. Sub-unit L-4 (parcels 49-3((9))1B, 2, 2A, 3, 4, 5, 6 & 6A) is planned for office use up to a .25 FAR with an option for park use. The Plan Amendment will consider adding a Plan option to transfer a portion of the planned intensity from the area south of Pennell St. to north of Pennell St.; a proposal under this option would include land south and north of Pennell St. and have an overall intensity not to exceed .7 FAR, with the portion south of Pennell St. having an intensity reduced to approximately .15 FAR.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, May 29, 2003**

**DEFERRALS:** PCA-1998-LE-048-2/FDPA-1998-LE-048-1-2 - MPW, LLC - P/H to 7/24/03  
RZ-2002-HM-041 - RIDGE ROAD DEVELOPMENT (P/H on 5/1/03) - D/O to 6/12/03

**DECISIONS:** RZ-2002-HM-044 - COLUMBIA REGENCY RETAIL (P/H on 5/21/03)  
PCA-88-C-091-8 - COLUMBIA REGENCY RETAIL   "   "   "  
PCA-88-C-039-8 - COLUMBIA REGENCY RETAIL   "   "   "  
SEA-89-C-027-9 - COLUMBIA REGENCY RETAIL   "   "   "

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**S03-II-F1 - OUT-OF-TURN PLAN AMENDMENT**

- |                                                                                                                      |                                                     |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 1. Gordon Hay, Director<br>Life with Cancer<br>Inova Fairfax Hospital<br>3300 Gallows Road<br>Falls Church, VA 22042 | 3. Martin Walsh, Esquire<br>Walsh, Colucci          |
| 2. Joyce Montgomery<br>3812 Sandalwood Court<br>Fairfax, VA 22031                                                    | 4. Fran Wallingford<br>Pine Ridge Civic Association |

**RZ-2002-MV-046/FDP 2002-MV-046 - PULTE HOME CORPORATION**

No speakers

**PCA-84-P-002-3/FDPA-84-P-002-3 - PENDERBROOK COMMUNITY ASSOCIATION, INC.**

1. Chris Haslam  
11837 Waples Mill Road  
Oakton, VA 22124

**SEA-97-V-033 - MOUNT VERNON COUNTRY CLUB**

- |                                                                   |                                                                                                       |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. Katie Ledoyen<br>4905 Godfrey Avenue<br>Alexandria, VA 22309   | 4. Queenie Cox<br>Mt. Vernon Council of Citizens Assn.<br>2920 Douglas Street<br>Alexandria, VA 22306 |
| 2. Larry Ledoyen<br>4905 Godfrey Avenue<br>Alexandria, VA 22309   | 5. John W. Taylor<br>9000 Patton Boulevard<br>Alexandria, VA 22309                                    |
| 3. Andrew Felice<br>4835 Stillwell Avenue<br>Alexandria, VA 22309 | 6. Al Fentress<br>9119 McNair Drive<br>Alexandria, VA 22309                                           |